

## **CHAPTER 15**

# **GENERAL DESIGN STANDARDS AND GUIDELINES**



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This Chapter defines general design standards and guidelines for the Downtown Specific Plan area. This Chapter is organized as follows:

- 15.1 Applicability
- 15.2 Purpose
- 15.3 Site Design Standards
- 15.4 Architectural Design Standards
- 15.5 Design Standards and Guidelines for Historic Structures and Historic Districts
- 15.6 Historic Architectural Commercial Styles
- 15.7 Design Guidelines for Rehabilitation of Historic Commercial Buildings
- 15.8 Design Guidelines for Infill Construction in Commercial Historic Districts

## **15.1 APPLICABILITY**

The provisions of this chapter apply to all development in the Downtown Specific Plan area with the exception of the Residential Districts.

In addition to the District specific development and design standards and guidelines provided earlier in the district chapters and adopted City policies and/or Zoning Code requirements for landscaping, parking, and trash enclosures, the design standards and guidelines contained in this chapter apply.

## **15.2 PURPOSE**

The development and design standards and guidelines for Downtown Riverside are intended to provide property owners, merchants, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

The goals of the design standards and guidelines are as follows:

- (1) Provide basic design recommendations for all buildings in the downtown promoting design creativity and variation while ensuring consistency in building scale, proportion and pedestrian orientation.
- (2) Establish clear and usable standards, guidelines and criteria.
- (3) Protect and enhance historic buildings and utilize historical building forms and styles to create future buildings.

### **15.3 SITE DESIGN STANDARDS**

New development in the Downtown Specific Plan area should be compatible with surrounding development and historic structures as well as pedestrian-friendly. The street environment should also respond to the needs of the pedestrians. A sensitive application of street furnishings such as benches, enriched paving, and lighting will strengthen the historic character while simultaneously providing a functional environment. Particular attention should be paid to creating shade in the Raincross District as well as all the other districts.

#### **15.3.1 Additions, rehabilitation and new structures**

- (1) New structures should be sited to in a manner compatible with surrounding development and with the facade facing the public street in a manner that enhances pedestrian connections.
- (2) Additions should be compatible with the existing building in scale, materials, and design.
- (3) Wherever possible, mature trees should be preserved or relocated on site.
- (4) New structures and parking areas should enhance existing pedestrian connections to existing outdoor pedestrian spaces such as courtyards, plazas and porticos and create new connections where none exist.

#### **15.3.2 Building Access**

- (1) Main entries to buildings should be clearly demarcated, visible and accessible from the street and/or pedestrian corridors. Secondary entries may be from parking areas. Entries should not occupy more than a third of the ground floor facade.
- (2) Retail entrances should not be recessed more than five feet and should be located no more than 50 feet apart.
- (3) Corner entrances are encouraged in corner buildings.

#### **15.3.3 Parking and Site Access**

All parking and service/loading areas should be developed per the requirements of Chapter 16 of this Specific Plan and Chapter 19.74 of the Zoning Code, with requirements of the Specific Plan superseding those of the Zoning Code where the two conflict. In addition:

- (1) On-site parking should be provided to the rear of the parcel whenever possible and should be consolidated in one area rather than wrapping around the building, except if the parcel has frontage on Fairmount Blvd. between 1st and 6th Streets. Please refer to section 6.6.2, *Interface between Non-residential & Residential Uses*, for guidelines addressing that condition.
- (2) Driveways should be kept to a minimum and shared site access is encouraged.
- (3) All service/loading areas should be screened from view from public streets and walkways and removed from pedestrian oriented areas. These screens should be located at the setback line to maintain continuity of setback patterns within the district.
- (4) All parking areas should be landscaped per the requirements of Chapter 19.74 of the Zoning Code.



#### **15.3.4 Trash and Utility Enclosures**

All trash enclosures should be designed per the City adopted trash enclosure policies. In addition:

- (1) Trash storage areas and utility structures should be located to the rear of site and, where possible, screened from view from public streets and walkways and removed from pedestrian oriented areas.
- (2) Colors and materials used to enclose these elements should be compatible with all other buildings on site.

#### **15.3.5 Mechanical Equipment Screening**

- (1) All roof mounted mechanical equipment must be screened from view of pedestrians and users of adjacent buildings by either a building parapet or mechanical penthouse.
- (2) The parapet must be designed as an integral part of the building. Mechanical penthouses must be designed and painted to blend in with their visual background.
- (3) Wooden screens are not permitted.

#### **15.3.6 Site Landscaping**

Site landscaping should be per the requirements of the adopted City landscape policies with the following considerations:

- (1) In general, landscaping should be used to soften large building walls and parking areas and enhance building entrances.
- (2) Site area devoted to landscaping should be greater than 5% of the overall parcel area, not including setback areas, except as noted.
- (3) Use of flowering vines is encouraged along fence lines, perimeter walls, and blank building elevations.
- (4) Both deciduous and evergreen trees should be planted to provide a variety in texture, color and form.
- (5) Canopy trees to provide shade are encouraged in parking lots and in the front setback areas.
- (6) Colorful accent plants should be used to enhance entrances and add interest at special locations. These may be provided in pots, planter boxes, and hanging baskets as well as ground plantings.
- (7) Required setbacks should include a balance between hardscape, turf, and landscape plantings such as shrubs and trees, in a manner that does not obstruct views into retail display windows. In no case should the entire setback area consist of turf or hardscape or a combination of the two.
- (8) Landscaping in and around parking areas should not exceed three feet in height, with the exception of trees.
- (9) Stretches of screening (landscaping, walls, or hedges) longer than 45 feet must include accent points using a different element or plant material or combination of the two to create a visual breaks in the screening material.
- (10) The finish materials and design of garden walls should be compatible with the architectural character of the development.
- (11) Garden walls should incorporate a wall cap and pilasters at recurring intervals including entry points.

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- (12) Hedges and other landscape screening materials should consist of evergreen plant materials.
  - (13) General criteria for plant material selection also include compatibility with the building architecture, low maintenance needs, and drought-tolerance.

## **15.4 ARCHITECTURAL DESIGN STANDARDS**

New development in Downtown Riverside should be a contemporary expression of historical architectural characteristics. Existing shapes, forms, massing and details can be reinterpreted or assimilated in new project designs, without necessarily copying existing buildings. This promotes a variety of building styles, which contributes to the interest and vitality of Downtown, while accommodating different ideas of what is visually appealing.

### **15.4.1 Massing, Form, and Scale (New structures, including Additions)**

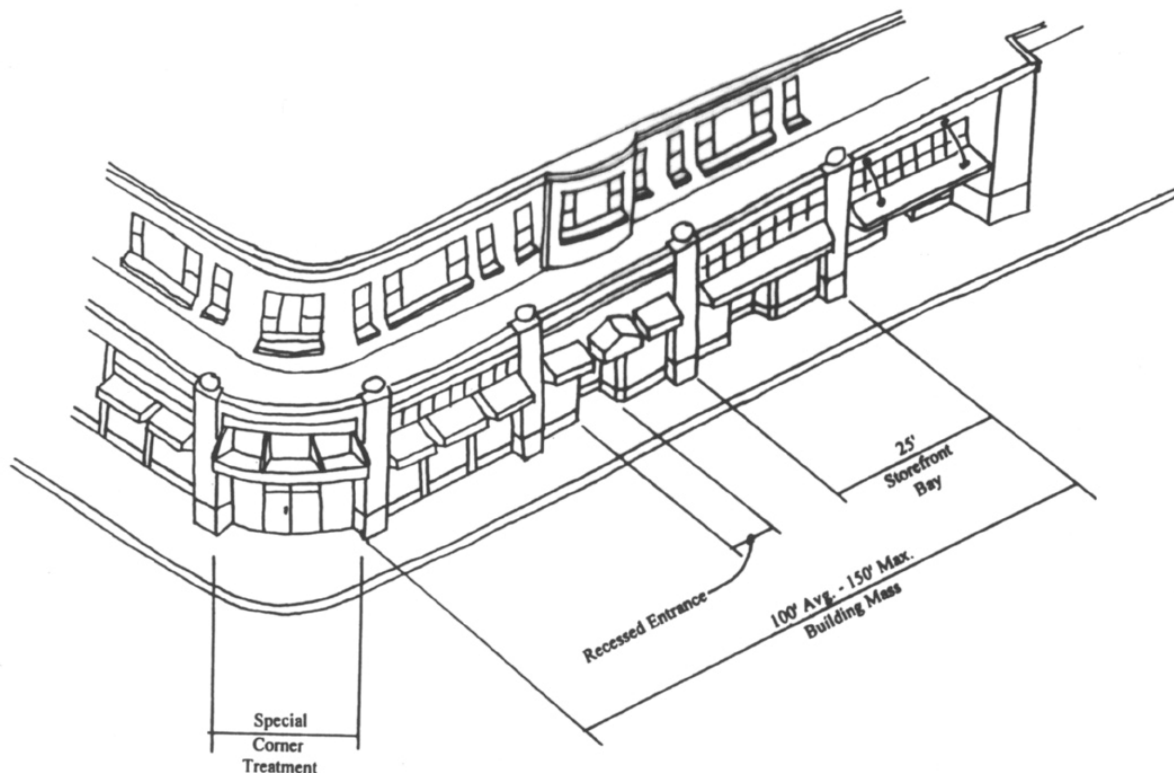
- (1) The size and mass of new structures, including additions, should be in relation to surrounding structures.
- (2) Architectural features that are reflective of or compatible with the character defining architectural features of surrounding structures or with the predominant architectural styles within the District.
- (3) To create visual interest, where appropriate, varied roof or parapet heights and/or recessed or extended building walls should be used.
- (4) Building corners may be emphasized by use of elements such as towers, domes, or entries.
- (5) Building articulation can be accomplished with the placement of windows and entries, volume changes, significant color and material changes, variable transparency, and the creation of shadow textures with trellises and overhangs.

### **15.4.2 Building Facade and Elevation Design**

- (1) Building walls that are visible from a public street, major pedestrian corridor, or public open space, should include architectural features such as windows, arcades, canopies, pop-outs, and trim to create visual interest and avoid a blank wall appearance.
- (2) The appearance of building mass may be reduced through the use of arcades, courtyards, pergolas, and stepping stories back above the ground level.
- (3) The fenestration should be proportioned to and integrated with the facade modulation. Establish clear vertical and/or horizontal hierarchy and patterns in the placement of openings and assemblies.
- (4) Details or elements should be integral to the design and reflect the structural or material integrity of the building.
- (5) Details or elements should be integral to the design and should not appear added on.
- (6) Color and material changes should be used to add interest and reduce a building's apparent scale.

### 15.4.3 Retail Storefronts and Entries

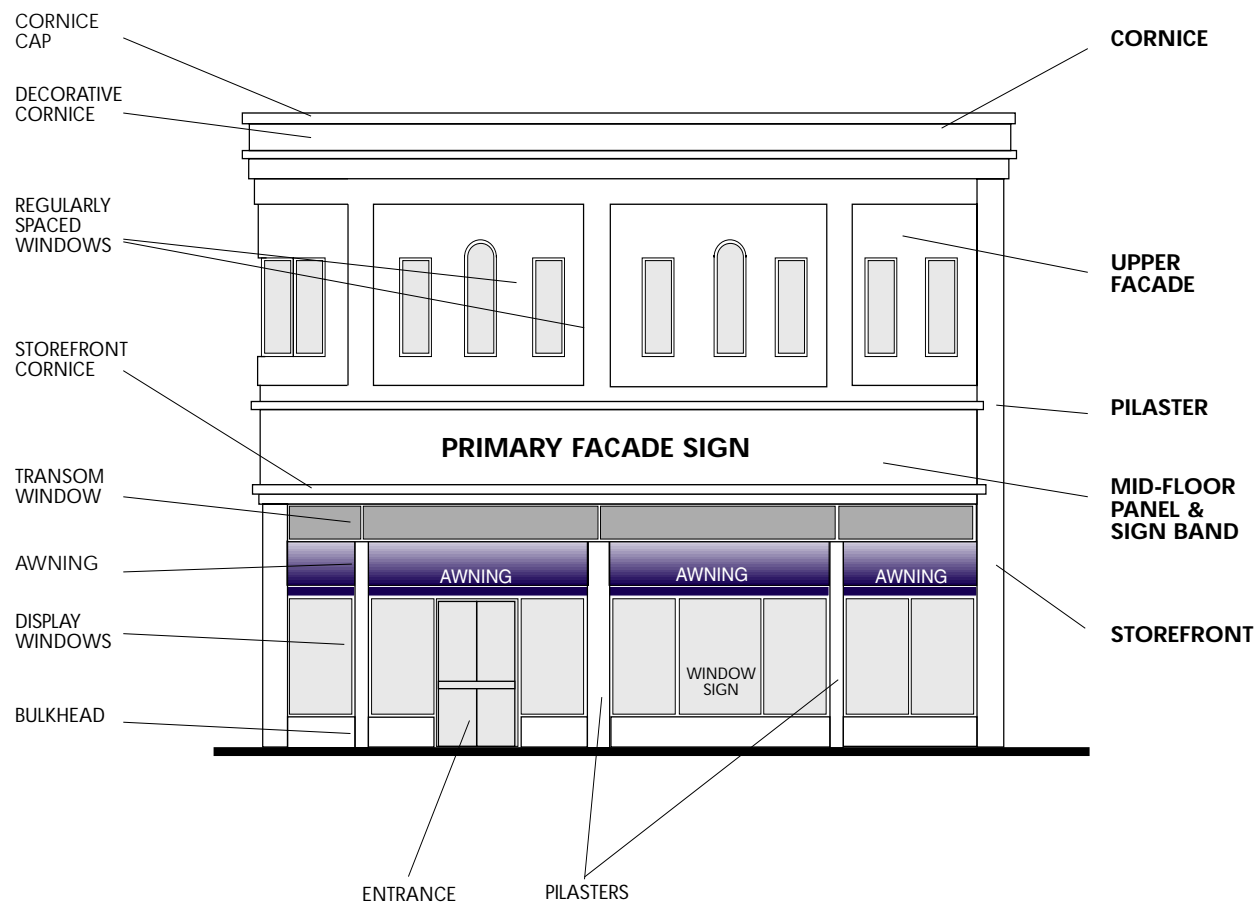
- (1) Retail storefronts should have large display windows oriented toward the public street or major pedestrian corridors and a simple entry door centrally located on the building facade.
- (2) Retail storefronts should be broken up by architectural features approximately every 25 feet.
- (3) Display windows should provide a clear view of store merchandise or a view into the business interior. To achieve this purpose, the greater portion of the window (at least two-thirds) should remain clear and free from obstructions. This zone should be between four and eight feet from the base of the facade. Ground floor wall sections without windows should not be more than five feet in width for retail uses.
- (4) Display windows should consist of a single pane of glass. When required to be divided into smaller sections, clear silicone vertical joints, glazing bars, or muntins should be used. Glazing bars and mullions should be of a minimal size and utilized to enhance the architectural style.



*Creating Pedestrian Scale for Larger Buildings*

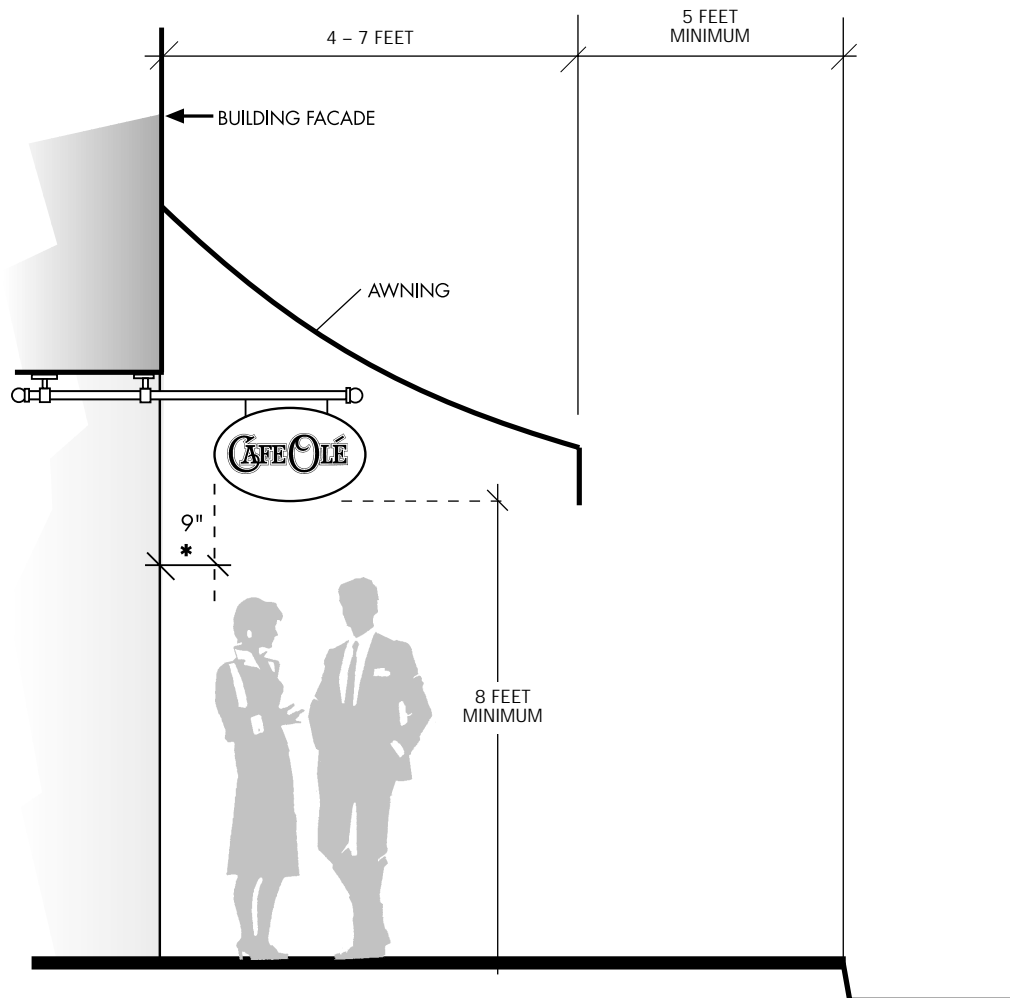


- (5) A bulkhead, between 15 and 24 inches in height, should be provided at the base of the storefront display window. However, new storefront buildings may use floor to ceiling display windows if the design is compatible with surrounding architecture and appropriate to the District.
- (6) Where pilasters will enhance the architectural style of the building, they should be used on the facade to create a visual frame. Pilasters may extend the full height of the building or be limited to the storefront level.
- (7) Transom windows may be provided above the display windows. The transom window height depends on the overall ceiling height and ranges from eighteen inches to three feet. Transom windows may have clear, tinted or etched glass. Glass block or metal grilles are also permitted in transoms.



*Typical retail storefront facade and elements*

- (8) Awnings should not cover the storefront piers or pilasters and should be divided into sections to reflect the major vertical divisions of the facade. The awning should be mounted such that its valance is between eight and nine feet above the sidewalk with a projection of between four and eight feet from the building face, but no closer than five feet to the street curb. Retractable awnings are encouraged, but barrel-shaped awnings are discouraged. Where architecturally appropriate, cantilevered or suspended integral horizontal canopy slabs may be used instead of awnings.
- (9) The upper level windows should be symmetrically arranged. The number of windows should be based on the storefront modulation at the street level. The windows may be combined into pairs, triples or bands. These windows should be articulated with delineated sills, lintels or frames so as to create shadow lines.
- (10) All entrances should meet all handicapped accessibility requirements.



*Guidelines for Awnings*

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#### 15.4.4 Other Architectural Elements for Retail Buildings

##### Corners

- (1) Building corners should be enhanced with higher massing and entries.

##### Cornice or Parapet

- (1) The cornice should enhance the architectural style of the building. A brick-front building may have a corbelled cornice. A plaster front building may have a stone sill at the parapet line. In Zigzag Moderne buildings, the parapet may be stepped vertically to provide interest.



*Loring Building, Raincross District*



*Examples of parapets and cornices*



**Arcades**

- (1) Arcades are encouraged as a building element to provide shade for pedestrians and create an interesting building facade.
- (2) Arcades may be used to link two disparate buildings as well as provide visual continuity between buildings or other elements.
- (3) An encroachment permit may be required for arcades within the public right-of-way.

**15.4.5 Architectural Elements for Non-Retail Buildings**

- (1) Entrance doors should be simple and located prominently in the building facade.
- (2) Windows should be clear or partly tinted. Highly reflective glass or dark tinted glass in pedestrian level windows is not permitted.
- (3) New buildings may have flat or sloping roofs, depending on what is most compatible with the architectural style of the building and others in the area. Parapets should appear integrated with the building and must always include a cap and corner detail to create a shadow line to enhance the building. Mansard roofs are discouraged.
- (4) In Riverside, towers and domes are dramatic historic features that set Riverside apart from surrounding communities. Appropriate contemporary expressions of these elements are encouraged in new buildings. Particular care should be taken in using these elements in terms of scale, proportion, and architectural compatibility with the rest of the building.



*Example of arcade on Lemon Street in Raincross District*

**15.4.6 Landscape Courtyards**

When placed in an appropriate location, between two elements of a building or buildings, a courtyard can provide a visually relaxing pedestrian environment or secluded retreat from noise and traffic. Courtyards, regardless of size, play an important role in providing spaces for solace and respite in Downtown.

- (1) Courtyards should be prominently placed and visible from the street. They should be placed to terminate vistas and anchor street corners and edges.

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- (2) Courtyards should be a minimum of 600 square-feet in size with a minimum dimension of 20 feet and not more than two feet above the adjoining sidewalk level.
  - (3) Courtyards should include amenities such as shade trees, seating areas, gazebos, water fountains, accent planting, and public art.
  - (4) If space permits, courtyards should provide plumbing and electrical service to facilitate their use for cultural activities.

#### **15.4.7 Building Materials**

- (1) Building materials should reflect quality and durability as well as consistency, where possible, with the materials used throughout the district. Materials that have no relationship to the architectural style should not be permitted.
- (2) Backs of buildings should use similar materials; however, less expensive and more utilitarian substituted materials are acceptable, provided they are compatible with the overall design.

#### **15.4.8 Colors**

- (1) The colors chosen should accentuate the architectural details of the building and be consistent with the architectural style.
- (2) In general, the building should incorporate a minimum of three colors: a base color on the majority of the building which is usually the lightest color; a major trim color to accentuate certain elements such as the cornice, window frames, and storefront bulkhead; and a minor trim color for window sashes and doors. In addition, an accent color may be used to highlight small details and should contrast with the base and trim colors. Accent colors should be used sparingly.
- (3) Materials provide texture and color and should influence the choice of other colors on the facade.
- (4) Colors for graphics, such as signs, should be related to the colors used on the building. The accent, major or minor trim colors may be used for signs.
- (5) Awning colors should be compatible with the building colors. Darker, saturated colors that pick up the highlights of the building colors are preferred. Simple stripes or tweed are allowed.
- (6) The maximum number of colors including both building and signage colors should not exceed eight.

#### **15.4.9 Site Lighting**

- (1) Lighting fixtures should be compatible with the architectural character of the project and surrounding district. While some nondescript fixtures may be appropriate, significant use should be made of fixtures that have architectural value and accent the building and site.
- (2) Both building-mounted and freestanding fixtures may be used.
- (3) Parking lot and walkway lighting should be adequate for security and safety, but must be hooded and directed downward to minimize light and glare impacts on neighboring properties.

### 15.4.10 Architectural Lighting

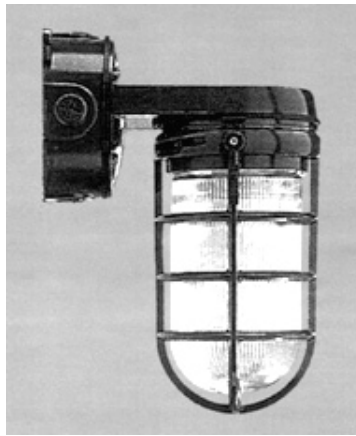
- (1) Reinforce corners by illuminating the facades of the corner occupying structures.
- (2) Visible direct lamp glare from unshielded floodlight fixtures is not permitted.
- (3) Direct views to any bare light source from normal pedestrian or vehicular sight lines is discouraged. This includes both facade lighting as well as interior light within ten feet of the structure's windows.
- (4) Architectural lighting should "wash" upon the street faces of a building. Facade lighting should vary so that the important elements such as entries, architectural details and public art, are lit more dramatically than the intervening walls and voids.
- (5) Utilize a facade light style that is sympathetic to the building's architecture.



*Example of lighting for historic buildings. Note the uplit cornice, the concealed lighting at the top of the pilasters and the decorative fixture at the street level.*



*Example of corner building with demonstration of lighting techniques such as lighting of architectural features at the corners, well-illuminated store windows, and integrated canopy lighting.*



*Historic decorative fixtures compatible with various historical architectural styles found in Downtown Riverside*

#### **15.4.11 Security Grilles**

- (1) Visible security grilles are prohibited on the building facade exterior. Security grilles elsewhere are discouraged, but if provided, must be installed on the interior of the storefront.
- (2) The color of the grilles should blend in with the background color so as to reduce their visibility.
- (3) Exterior grilles on existing structures should be removed and placed on the interior of the storefront per the above guidelines.

### **15.4.12 Sidewalk Dining**

Please refer to the City of Riverside's *Outdoor Dining and Outdoor Food Preparation Requirements and Design Guidelines*.

## **15.5 DESIGN STANDARDS AND GUIDELINES FOR HISTORIC STRUCTURES AND HISTORIC DISTRICTS**

The City of Riverside retains the treasures of its heritage in its many important historic structures and districts. The historic architecture of the City is one of its most important resources and is maintained by the establishment and enforcement of guidelines for the treatment of historic buildings and structures in historic districts. The presence of these guidelines serves a dual purpose: to protect the heritage of the City of Riverside, and to protect the interests of property owners and residents.

The Cultural Resource Ordinance of the City of Riverside states that “no person, owner, or other entity should restore, rehabilitate, alter, develop, construct, demolish, remove, or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the Cultural Heritage Board or by the City Council on appeal.” In addition, many structures over 50 years old are subject to review by the City Staff to ensure that alterations or demolitions do not impair the cultural heritage of the City.

While these design guidelines are a part of the Downtown Riverside Specific Plan, they are designed to be a useful tool to any property owner seeking advice about the appropriate treatment of his or her historic property. These guidelines are intended to be used in conjunction with Rehab Riverside Right, a publication of the City of Riverside designed to assist property owners in the rehabilitation of historic structures. Rehab Riverside Right contains a wealth of information on the treatment of historic building materials not covered in these guidelines.

### **15.5.1 Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of an historic building and its site, while allowing for reasonable change to meet new needs. These Standards are the basic principles from which these Design Guidelines were developed.



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The Standards are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **15.6 HISTORIC ARCHITECTURAL COMMERCIAL STYLES**

Architectural style is expressed through a composite of the design, form, building materials and details of a structure. When these guidelines refer to the style of a certain structure, they are attempting to describe the overall impression given by a collection of design choices made by the original architect or builder.

While not all structures considered to fall within a certain “style” will exhibit exactly the same details or characteristics, they will bear certain strong resemblances to each other. It should be stressed here that many structures belong not to one, but to two or more architectural styles. Structures are as unique as their builders, owners, and architects, and it was common in designing a building to incorporate details which grew out of several styles popular at the time of the design.

The preservation of the character of a historic structure, therefore, frequently lies in an understanding of the architectural styles that went into the original design of the structure. A discussion of the architectural styles prevalent in the historic areas of Downtown Riverside is, therefore, necessary to our discussion of appropriate treatments for structures in these areas.

### **15.6.1 Mission Revival (Circa 1901-1914)**

The Mission Inn may be regarded as the inspiration of the Mission Revival movement in the Riverside area from about 1902 to 1914. Structures of every conceivable private and public use, including bridges, libraries, museums, theatres and residences were constructed with a curvilinear parapet. The Riverside adaptation of the Mission Revival style often included an arched opening at the peak of the curvilinear parapet (reminiscent of a belfry), stuccoed walls, rusticated details in wood or iron, and terracotta tile roofing.



*Corner of Main Street and University Avenue*

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### 15.6.2 Two-Part Commercial Block (Circa 1865-1920)

The two part commercial block was basically built with a public use on the first floor such as retail stores, bank, insurance office, or lobby and more private use on the floors above, such as offices, meeting rooms or hotel rooms. Between 1865 and 1880, most examples were constructed of brick supported by cast iron or heavy timbers, and had little ornamentation other than corbelling or protective cornices. During the Victorian era (1880-1895) these structures were often built of cast iron frame with brick walls and were embellished with elaborate ornamentation. Typical features included Italianate brackets; large scale surrounds or hoods on upper story windows, often with keystones or pediments; elaborate cornices and string courses; quoining; and/or turrets, towers, or parapets interrupting the roof line. Lower story windows were generally large showcase types, while the upper floor windows often appeared in unusual arched shapes or oriel configuration, or may have been accentuated by pronounced bays.



*Corner of Lemon Street and Mission Inn Avenue*



*Corner of Mission Inn Avenue and Main Street*

### 15.6.3 Romanesque Revival and Richardson Romanesque (Circa 1880-1900)

Romanesque Revival designs generally used rounded arches with smooth, brick walls, sometimes with alternating bands of light brick or terra-cotta. The design of Richardsonian Romanesque buildings was characterized by massive piers, rough masonry walls, and large or repeated arches. Exterior walls were usually granite but often red sandstone was employed.

#### **15.6.4 Tripartite Renaissance Revival/Commercial Vernacular (Circa 1895-1925)**

Most “Main Street” commercial buildings from the first quarter of the twentieth century can be categorized as “commercial vernacular”. Typically of brick construction with finished red, buff, or brown brick used in the facade, these buildings were one to three stories and could be freestanding or contiguous with buildings on either side. They consist of three parts: a ground level of storefronts, a middle level of windows a parapet or a cornice. Often detailing was derived from the Renaissance Revival and was executed either in differently colored brick or in brick patterns, terra cotta, or cast stone. Storefronts were usually composed of a bulkhead (wood in the earliest examples, tile or Bakelite in later eras), display windows, a glazed entry, and a transom that banded the entire composition. Upper story windows could be flat headed or have segmented arches. Upper story windows could be flat headed or have segmented arches.

#### **15.6.5 Art Deco (Circa 1925-1940)**

Several impulses were merged in Art Deco architecture, most notably the urge to be modern without completely abandoning traditional forms or the integration of decorative elements into design. In its earlier phase, sometimes referred to locally as “Zig Zag Moderne”, a pronounced verticality, articulated by uninterrupted stepped piers and cornices, endless variations on triangular and chevron motifs, and the frequent use of tall marquees to catch the eye of the motorized passerby, can be observed. In the thirties, the skyward reach of buildings was tempered by a horizontal thrust suggestive of the streamlined, aerodynamic forms of the ocean liner, the locomotive, and the airplane. Raised bands of horizontal moldings often doubled or tripled, canopies, and pipe railings appeared, along with rounded corners, porthole windows, and openings glazed with glass brick. Metal elements were popular, for example, metal casement windows, decorative panels, and stainless steel storefront trim. Public buildings during this era, often constructed as part of the Works Progress Administration program, formalized the vocabulary, superimposing Art Deco piers and decorative elements on traditional Classical and Renaissance Revival building forms PWA Moderne (circa 1933-1940).



*Main Street and Mission Inn Avenue*

#### **15.6.6 International and Corporate International (Circa 1935 - Present)**

The conception of the International style occurred in Europe in the 1920s by Le Corbusier, Walter Gropius, and Mies Van der Rohe and in Southern California by Rudolph Schindler and Richard Neutra. The style is characterized by cantilevered



*14th Street and Olivewood Avenue*

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horizontal volumes, with walls and glass surfaces in the same plane. Corporate International became popular after World War II and generally involves an exterior wall surface of metal and glass independent of the steel skeleton.

## **15.7 DESIGN GUIDELINES FOR REHABILITATION OF HISTORIC COMMERCIAL BUILDINGS**

### **15.7.1 Site Design**

#### **Character Defining Statement**

The design of the site of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in the Downtown Specific Plan area may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Historically, commercial areas in the Downtown Specific Plan area were characterized by a consistent setback usually aligned against the sidewalk. Parking was located either to the rear of buildings or was provided on street. Preservation of this regular street pattern is essential to maintaining the historic, pedestrian-friendly character of Riverside's historic commercial areas.

#### **Guidelines**

##### **Landscaping and Site Design**

- (1) Mature trees and hedges, particularly street trees in the public planting strip, should be preserved whenever possible.
- (2) Historic topographic features should be preserved whenever possible. For instance, leveling or terracing a lot that was traditionally characterized by a steep hillside is not appropriate.

##### **Parking Areas**

- (1) Parking areas and driveways should be located to the rear of commercial structures.
- (2) If new parking areas are to be located on a site to accommodate multiple vehicles, these areas should be screened from public view by appropriate fencing or planting strips.
- (3) Entrances for commercial parking areas should be located from streets other than those faced by the primary architectural facade of the building wherever possible.

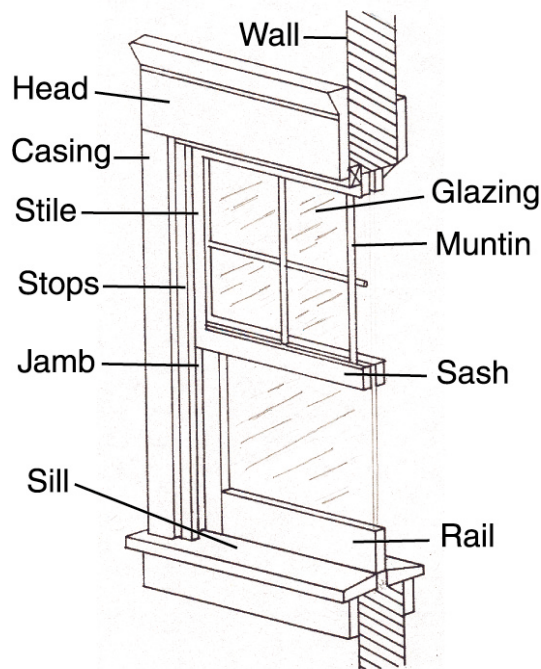
### 15.7.2 Openings

#### Character Defining Statement

The pattern of windows, doors, and other openings on the facades of an historic structure strongly define the character of the structure's design. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure. These openings define character through their shape, size, construction, arrangement on the facade, materials, and profile.

Maintaining historic windows and doors often makes good economic sense, as they typically had a much longer life span than modern replacement windows. If you are thinking about replacing your historic windows or doors, please consult Rehab Riverside Right for suggestions on simple, inexpensive repairs which might extend their useful life. For instance, replacing single panes with double glazing or by adding storm windows or doors, you can increase energy efficiency while still preserving both the historic character of a structure and saving money!

*ANATOMY OF A WINDOW*



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## Guidelines

- (1) The arrangement of historic openings of a facade should be maintained.
- (2) The size and proportions of historic openings on a facade should be maintained.
  - Filling in or altering the size of historic openings, especially on primary facades, is inappropriate.
  - Adding openings to historic facades is also inappropriate.
- (3) Preserve the materials and design of historic windows and doors and their surrounds.
  - Repair windows or doors wherever possible instead of replacing them.
  - When replacement of these windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, method of construction, and profile.
- (4) If energy conservation is the goal, interior (preferred) or exterior storm windows or doors, not replacement windows or doors, should be utilized.
- (5) Awnings and shutters should be similar in materials, design, and operation to those used historically. Awnings and shutters should only be utilized on openings in structures where their use was likely in historic periods.
- (6) Burglar or safety bars should be used only on secondary facades. Bars should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.



*Inappropriate partial window infill*



*Inappropriate security bars*



*Windows and openings are arranged in horizontal bands*



*Divided light metal windows*



*Clearly marked commercial entryway*



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### 15.7.3 Roofs

#### Character Defining Features

The character of the roof is a major feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

#### Characteristics of Historic Roofs

Traditionally, Riverside's historic commercial structures commonly had flat roofs. These roofs were necessary to the form of the historic commercial building and should be maintained. Roofing materials for flat roofed buildings, on which the roofing material is not visible, are generally not a character-defining feature of a structure. Commercial structures built in the Spanish Colonial Revival and Mission Revival styles often sported terra-cotta tile roofs which are a distinctive element of the commercial architectural heritage of Riverside. Parapet details were also often used in historic structures in Riverside to add architectural interest.



*Parapet detail*

## Guidelines

- (1) Preserve the historic roof form.
- (2) Preserve the historic eave depth and configuration.
- (3) Historic specialty roofing materials, such as tile or slate, should be preserved in place or replaced in kind.
- (4) Roof and eave details, such as rafter tails, vents, parapets, dormers and other architectural features, should be preserved.



*A tile roof and varied roof forms give this commercial structure visual interest*

### 15.7.4 Architectural Details and Building Materials

#### Character Defining Features

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the color and finish of historic stucco is an important feature of Mission Revival structures.

Architectural details add visual interest, distinguish certain building styles and types and often showcase superior craftsmanship and architectural design. Features such as lintels, brackets, and columns were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.



*Tile work and arches enliven this facade*

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## **Guidelines**

- (1) Preserve original building materials and architectural features.
- (2) Deteriorated materials or features should be repaired in place, if possible.
- (3) When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials and design.
- (4) Materials, such as masonry, which were not originally painted should remain unpainted.
- (5) Original building materials and details should not be covered with stucco, vinyl siding, or other materials.

### **15.7.5 Additions**

Nothing can alter the appearance of an historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much significant historic material in the original structure. Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

## **Guidelines**

- (1) Additions should be located in the rear of the structure whenever possible, away from the main architectural facade.
- (2) Additions should be compatible in size and scale to the original structure, although subordinate in massing. Two story additions to one story buildings are strongly discouraged.
- (3) Additions should use similar finish materials and fenestration patterns as the original structure.
- (4) Rooftop additions should be located to the rear of the structure.
- (5) Additions should be differentiated from the original structure through their details or massing, communicating clearly that the addition is in fact new construction.

## **15.8 DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN COMMERCIAL HISTORIC DISTRICTS**

### **15.8.1 Site Design and Building Location**

Historically, commercial areas in the Downtown Specific Plan area were characterized by a consistent setback usually aligned against the sidewalk. In most cases, a rhythm of building widths was established historically along a streetfront and this rhythm should be reflected in new construction.

#### **Guidelines**

- (1) The facades of new structures in commercial areas should maintain the setback of existing historic structures along the street front.
- (2) New structures should reflect the traditional widths of historic structures in the area.
- (3) New structures which are wider than the traditional width should be designed to read as smaller modules reflecting the traditional building widths.
- (4) Parking areas should be located to the rear of new structures.



*Traditional Commercial Blockfront*

### **15.8.2 Building Mass, Scale and Form**

Historic commercial areas in the Downtown Specific Plan area were generally composed of two- to three-story flat roof structures composed as rectangular solids.

#### **Guidelines**

- (1) New structures should maintain the average scale of historic structures within the area.
- (2) The basic building form for new commercial structures should be a simple rectangular solid.
- (3) A flat roof is the preferred roof form.



*Traditional Commercial Flat Roof forms*

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### 15.8.3 Materials and Details

Materials commonly used on facades of historic commercial structures in Riverside included brick, stucco, and masonry. Architectural details were usually embellishments added to the solid plane of the facade or parapet details rising from it. Echoing these traditions in the design of new construction will help to preserve the distinctive character of Riverside's downtown commercial areas.

#### Guidelines

- (1) Building materials should be similar, or at least appear similar, to those used historically.
- (2) Generally, architectural details should be arranged to emphasize the horizontal features of facades.
- (3) Architectural details should echo, but should not exactly mimic, details found on historic facades.
- (4) The colors of permanent finish materials should be similar to these used historically.
- (5) The use of architectural detail to break up the visual mass of outsized buildings is encouraged.



*Horizontal architectural details*

### 15.8.4 Openings, Storefronts, and Entries

The character of historic commercial blockfronts is largely defined by the storefronts, entryways, windows and doors designed to create street level interest for pedestrians and passersby. While a historic commercial blockfront might be composed of a Mission Revival structure, a Moderne structure, and several Italianate structures, all of these structures would have presented a similar face to the sidewalk, with large expanses of glass storefront windows, welcoming well-marked entryways, and largely regular, horizontally massed windows. Most historic commercial structures employ this basic architectural vocabulary to create a welcoming retail experience for passersby, and express their architectural style through details and materials. It is essential to the character of historic commercial districts, therefore, that new structures utilize this common vocabulary to ensure that the character of the area is not lost.

## Guidelines

- (1) On the ground floor of new commercial structures, a majority of the primary architectural facade should echo traditional retail storefronts.
- (2) The ground floor of the primary architectural facade should be composed primarily of transparent elements.
- (3) Recessed entryways are strongly encouraged for primary entrances on the ground floor level.
- (4) Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels, or surrounds.
- (5) New ground-level facades should echo through their use of architectural detail and articulation the widths of existing historic storefront bays in the area.
- (6) Upper story windows should be regularly spaced and horizontally massed on the primary architectural facade.
- (7) On structures occupying corner lots, corner entryways with strong architectural emphasis are encouraged.



*Strong corner emphasis*